

011.A

0001

0213.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

452,200 / 452,200

USE VALUE:

452,200 / 452,200

ASSESSED:

452,200 / 452,200



PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #: 213

Owner 1:	BRENTWOOD REALTY PARTNERS LLC
Owner 2:	
Owner 3:	

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 902 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site		0	0.	0.00	6031																	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	452,200			452,200		
							148897
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

Total Card / Total Parcel
452,200 / 452,200
452,200 / 452,200
452,200 / 452,200



USER DEFINED

Prior Id # 1:	148897
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	16:44:48
LAST REV	
Date	Time
04/26/18	11:41:58
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	439,100	0	.	.	439,100	439,100	Year End Roll	12/18/2019
2019	102	FV	369,900	0	.	.	369,900	369,900	Year End Roll	1/3/2019
2018	102	FV	304,200	0	.	.	304,200	304,200	Year End Roll	12/20/2017
2017	102	FV	282,300	0	.	.	282,300	282,300	Year End Roll	1/3/2017
2016	102	FV	282,300	0	.	.	282,300	282,300	Year End	1/4/2016
2015	102	FV	253,800	0	.	.	253,800	253,800	Year End Roll	12/11/2014
2014	102	FV	222,500	0	.	.	222,500	222,500	Year End Roll	12/16/2013
2013	102	FV	222,500	0	.	.	222,500	222,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No		
	18071-350		4/1/1987			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.									
Sty Ht: 5	- 5 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 2 - Steel				1/2 Bath:	Rating:												
Prime Wall: 8 - Brick Veneer				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 4 - Flat				OTHER FEATURES													
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Average												
Color: BRICK				A Kits:	Rating:												
View / Desir: V - Very Good				Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1971	Eff Yr Blt:			Location: S - Side													
Alt LUC:	Alt %:			Total Units:													
Jurisdict:	Fact: .			Floor: 2 - 2nd Floor													
Const Mod:				% Own: 0.903699994													
Lump Sum Adj:				Name: 16 - 6031													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Phys Cond: AV - Average			28. %	Exterior:			No Unit RMS BRS FL									
Prim Int Wall: 2 - Plaster	Functional:			%	Interior:			1 4 2 0									
Sec Int Wall: %	Economic:			%	Additions:												
Partition: T - Typical	Special:			%	Kitchen:												
Prim Floors: 4 - Carpet	Override:			%	Baths:												
Sec Floors: %				Total: 28.8 %	Plumbing:												
Bsmnt Flr:					Electric:												
Subfloor:					Heating:												
Bsmnt Gar:					General:												
Electric: 3 - Typical					CALC SUMMARY				COMPARABLE SALES				SUB AREA				
Insulation: 2 - Typical					Basic \$ / SQ: 320.00				Rate Parcel ID Typ Date Sale Price				SUB AREA DETAIL				
Int vs Ext: S					Size Adj.: 1.16518855												
Heat Fuel: 3 - Electric					Const Adj.: 1.31182897												
Heat Type: 6 - Elec Base/B					Adj \$ / SQ: 489.129												
# Heat Sys: 1					Other Features: 32816												
% Heated: 100					Grade Factor: 1.00												
Solar HW: NO					NBHD Inf: 1.34000003												
% Com Wall:					NBHD Mod:												
% Sprinkled:					LUC Factor: 1.00												
MOBILE HOME					Adj Total: 635174												
SPEC FEATURES/YARD ITEMS					Depreciation: 182930												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 011.A-0001-0213.0																	
More: N				Total Yard Items:				Total Special Features:				Total:					
IMAGE 																	
AssessPro Patriot Properties, Inc																	